

073.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

742,600 / 742,600

USE VALUE:

742,600 / 742,600

ASSESSED:

742,600 / 742,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 101 | | RIDGE ST, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|---------------------------|---------|
| Owner 1: | IRVING JOAN T/TRUSTEE | |
| Owner 2: | 101 RIDGE ST REALTY TRUST | |
| Owner 3: | | |

| | |
|-----------|--------------|
| Street 1: | 101 RIDGE ST |
| Street 2: | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

| | |
|----------------|-----------------|
| PREVIOUS OWNER | |
| Owner 1: | IRVING JOAN T - |
| Owner 2: | - |
| Street 1: | 101 RIDGE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02474 |

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| NARRATIVE DESCRIPTION | |
| This parcel contains 7,859 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Wood Exterior and 1649 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| | | | |

| | |
|------------------|------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| o | |
| n | |
| Census: | |
| Flood Haz: | |
| D | |
| s | |
| t | |

| | | | | | |
|--------------|-------------|-----------|------|---------|----------------|
| Land Section | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | |
| o | | | | Sewer | |
| n | | | | Electri | |
| Census: | | | | Exempt | 3 22 |
| Flood Haz: | | | | | |
| D | | | | Topo | 2 Above Street |
| s | | | | Street | |
| t | | | | Gas: | |

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|-----------------------------------|----------------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description LUC Fact |

| | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|-------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Depth / PriceUnits | No of Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | 7859 | Sq. Ft. | Site | 0 | 70. | 0.83 | 12 | | | | | | | | | 459,039 | | | | | | 459,000 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | | | Legal Description | | User Acct | |
|------------------------------|-----------|----------------|------------|------------|-------------|--|--|--|--|-------------------|--|-----------|--|
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | | | | | | | 46104 | |
| 101 | 7859.000 | 281,800 | 1,800 | 459,000 | 742,600 | | | | | | | GIS Ref | |
| | | | | | | | | | | | | GIS Ref | |
| | | | | | | | | | | | | Insp Date | |
| | | | | | | | | | | | | 10/09/18 | |

| | | | | | | | |
|--------------|-------|---------|-------|---------|---------|--|--|
| Total Card | 0.180 | 281,800 | 1,800 | 459,000 | 742,600 | | |
| Total Parcel | 0.180 | 281,800 | 1,800 | 459,000 | 742,600 | | |

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|---------|-----------------|--------------------------------|--------|----------|-------|-----------------|--|
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 450.39 | /Parcel: | 450.3 | | |
| | | | | | | Land Unit Type: | |

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|-----------|-------------------|--|--|
| Parcel ID | 073.0-0001-0019.0 | | |
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!6134!

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| PREVIOUS ASSESSMENT | |
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|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 281,800 | 1800 | 7,859. | 459,000 | 742,600 | 742,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 231,500 | 1900 | 7,859. | 426,300 | 659,700 | 659,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 231,500 | 1900 | 7,859. | 426,300 | 659,700 | 659,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 231,500 | 1900 | 7,859. | 373,800 | 607,200 | 607,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 231,500 | 1900 | 7,859. | 341,000 | 574,400 | 574,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 209,400 | 1900 | 7,859. | 301,700 | 513,000 | 513,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 209,400 | 1900 | 7,859. | 285,300 | 496,600 | 496,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 209,400 | 1900 | 7,859. | 271,500 | 482,800 | 482,800 | | 12/13/2012 |

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| Parcel ID | 073.0-0001-0019.0 | |
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| PRINT | |
| Date | Time |

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| 12/10/20 | 20:56:33 |
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| LAST REV | |
| Date | Time |

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| 12/01/20 | 10:09:45 |
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| ASR Map: | |
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| Fact Dist: | |
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| Reval Dist: | |
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| Year: | |
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| LandReason: | |
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| BldReason: | |
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| CivilDistrict: | |
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| Ratio: | |
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| Sign: | VERIFICATION OF VISIT NOT DATA |
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